

**CITY OF MANCHESTER**  
**PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**MONDAY, FEBRUARY 27, 2012**

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**COMMISSIONERS**

Jason Truesdell, Chairman (2014)  
James Labit, Secretary (2012)  
Joni Korte (2012)  
Tom Brown (2013)  
Jack Fluchel (2014)  
Mark Smith (2014)

**CITY OFFICIALS AND STAFF**

Dave Willson, Mayor  
Mike Clement, Alderman, Ex-Officio member  
Franz Krintz, Planning and Zoning Director  
Cynthia Holten, Recording Secretary

**CASES**

**REPRESENTATIVES OF CASES**

**#12-SP-001**

Site Plan Approval is requested by Mr. & Mrs. Haack for an attached garage and bathroom addition on their residence at 1230 Carman Road. The property is zoned R-2A Single Family Residential.

- **Stephen & Christine Haack**  
1230 Carman Rd.  
Manchester, MO 63021  
314 560 7603

**Case Tabled – Petitioners Did Not Appear**

**#12-SUP-001**

A Special Use Permit is requested by Linda Zweifel of Lawn Mangers to open a lawn care services business, Lawn Mangers, at 120 Old Meramec Station Road. The property is zoned C-1 Commercial.

- **Linda Zweifel**  
Lawn Managers, Inc.  
1844 South Square Dr.  
High Ridge, MO 63043  
636 368 5092

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**1. CALL TO ORDER**

Commissioner Truesdell called the Planning and Zoning meeting of February 27, 2012 to order at 7:00 p.m.

2. **ROLL CALL**

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Franz Krintz	Present
Mayor David Willson	Delayed (7:10 pm)	Cynthia Holten, Recording Secy	Present

3. **APPROVAL OF MINUTES**

Commissioner Fluchel made the motion to approve the minutes of January 9, 2012. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

4. **APPROVAL OF AGENDA**

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Labit made the motion to approve the agenda as presented. Commissioner Fluchel seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

5. **OLD BUSINESS**

No old business.

6. **NEW BUSINESS**

- A. **CASE #12-SP-001** – A site plan approval is requested by Mr. & Mrs. Haack for an attached garage and bathroom addition on their residence at 1230 Carman Road. The property is zoned R-2A Single Family Residential.

Petitioners were not present at the time the case was called.

Commissioner Labit made the motion to amend the agenda to hear CASE #12-SUP-001 first. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
6	0	0	1

- A. **CASE #12-SUP-001** – A Special Use Permit is requested by Linda Zweifel of Lawn Managers to open a lawn care services business, Lawn Managers, at 120 Old Meramec Station Road. The property is zoned C-1 Commercial Residential.

Linda Zweifel requested to open a branch of lawn care services in Manchester. Ms. Zweifel said Lawn Managers has been in business in the St. Louis area for 32 years. She said she is under contract with Sandy Wilmoth to purchase the building at 120 Old Meramec Station Road. She said the services her business provides is fertilization, weed control, seeding, and aeration but no mowing.

Director Kraintz said he'd discussed with Ms. Zweifel where the vans would be parked and the improvements she intends to make to the lot. He asked Ms. Zweifel to elaborate on those improvements.

Ms. Zweifel said the first thing she would like to do is to pave the dirt road, remove all the marble on the property, power wash both the outside and inside of the building before repainting it. She said the inspection she had done to the building revealed that it wasn't in as bad of shape as she had originally thought. She said eventually she will also pave the outside lot that is fenced in and possibly install new chain link fencing. She said the trucks and the lawn treatment chemicals and materials will be stored inside.

Director Kraintz asked if Ms. Zweifel if she was aware of the obligations Ms. Wilmoth has in terms of cleaning up the property. Ms. Zweifel said per the contract everything is supposed to be removed, emptied and cleaned.

Director Kraintz asked where the employees would park. Ms. Zweifel said in the fenced in area, which currently has a gate. She said it is an eyesore now, but she intends to pave it and clean it up as soon as possible and said she has already gotten a bid on the paving.

Director Kraintz reminded the Commission that it wasn't too long ago that they had made a favorable recommendation to the Board of Aldermen to amend the ordinance to allow lawn care services in the C-1 Zone district so long as it was by a Special Use Permit. He said based on the fact that this amendment was approved by the Board and that all the activities Ms. Zweifel intends to pursue fit that definition for lawn care services, he recommends the Commission give a favorable recommendation to the Board for Ms. Zweifel's request.

Commissioner Labit said all his questions and concerns were adequately reviewed and addressed at a previous meeting and that he is pleased that the Board saw fit to allow this usage. He said it sounds as though Ms. Zweifel will be making very good improvements to the property and wished her well.

Commissioner Fluchel said he felt the same way as Commissioner Labit. He said the lot is currently an eyesore, but once the improvements are made, it will be an asset to the City.

Commissioner Korti had no questions.

Commissioner Brown asked if the new sign would be on the building or be a monument sign. Ms. Zweifel said she wanted to do all the improvements first, but asked if it would be okay to put a sign on the building. Director Kraintz said it would and explained that Ms. Zweifel would need to get a permit for signage and a wall sign would be limited to five percent of the wall surface to which it was attached. Ms. Zweifel said she wasn't sure if signage would be on the building or on a monument and explained that there really wouldn't be a lot of business traffic to the building since Lawn Managers goes out to customers. Commissioner Brown said he was very pleased that she has chosen Manchester for her business location.

Mayor Willson apologized for being late since he was conducting City business elsewhere before the meeting. He repeated that the ordinance had been amended and passed by the Board. He then welcomed Ms. Zweifel to the City of Manchester.

Commissioner Smith welcomed Ms. Zweifel and wished her well.

Alderman Clement said during Director Kraitz's summary, the mention of the replacement of the fence was mentioned and he suggested the Commission note this as a condition and also suggested that if signage were a concern, that it be made part of the Special Use Permit as well.

Alderman Clement asked Ms. Zweifel how she would market her business and let the community know about her new business. Ms. Zweifel said they have been in business for 32 years so this was not a new business. She said the primary means of advertising is via their company trucks which simply have the company's name and phone number on them. She said in addition she does her own direct marketing and sends out about 140,000 pieces of mail each year, as well as a referral business. She said they are able to keep their customer base, some of whom have been with her for 30 years, and through these referrals, they are able to grow. She said they do not do door to door solicitation.

Alderman Clement said Ms. Wilmoth actually has three properties and asked if Ms. Zweifel was interested in obtaining the other two parcels. Ms. Zweifel said she is interested and once she has made the improvements and is settled in, she would pursue obtaining the grass lot to the north as well as the paved lot on the south side since there are some large potholes that need to be filled and fixed. She said although she doesn't own it, it is available for her use and she wants to fix it up and added but she can't do it all at once.

Alderman Clement asked Ms. Zweifel how she would use those parcels if she were to purchase them in the future. Ms. Zweifel said in the future she may want to add another building or expand the one she's buying, but she has no specific plans at this point.

Director Kraitz asked Ms. Zweifel if she would have access rights to get across the southern lot to get to First Street. She confirmed and said there is an easement behind the adjacent strip center that has a 90 year agreement allowing all the businesses to use it and added that about 30 years have already passed. Ms. Zweifel said there is also a small dirt alley way on the property that she intends to clean up and pave.

Commissioner Truesdell asked how many business locations did Ms. Zweifel have and if her employees were independent contractors. She answered she has one location in High Ridge and one in O'Fallon off Bryan Road but this location is very small and is leased. She said she has 18 full time employees, but in the winter that could be reduced to about 15. She said her employees are given paid two week break usually between December 27 to January 4 and when they return, they work on the mailings and equipment and prepare for the planting season. She added there really isn't any down time for at least 14 of her employees and the others usually return in 6-8 weeks.

Commissioner Truesdell asked about the equipment and possible hazmat issues with the fertilizers and materials that will be stored on site. Ms. Zweifel said there are no hazmat issue and that there is no heavy equipment or trucks, just turf tractors which are similar to a riding mower and some of the trucks have tanks to fertilize the large commercial properties. She said there are no bobcats, backhoes, or mowers or any type of landscaping equipment. She said she has considered possibly going into leaf removal and bed maintenance for the winter months, but that doesn't require any heavy equipment. She added that she is proud to announce that she will be using an all-organic product that gets sprayed on and has a lot less negative affects on lawns than the current widely used commercial products.

Commissioner Truesdell said he, like the other Commissioners are thrilled to have Lawn Managers come to Manchester.

Mayor Willson complimented Ms. Zweifel on her presentation and suggested she contact the West County Chamber of Commerce. He said this organization is very active and can help promote her business.

Commissioner Brown asked if Lawn Managers aerate and dethatch. Ms. Zweifel said they aerate and seed but do not do dethatching since that isn't practiced as much in St. Louis now.

Commissioner Labit made the motion to make a favorable recommendation to the Board of Aldermen on CASE #12-SUP-001 with no conditions. Commissioner Fluchel seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

**7. PLANNING AND ZONING DIRECTOR'S REPORT**

Planning and Zoning Director Kraintz announced that the annual Appreciation Dinner is scheduled for Wednesday, March 14, at Tuckers Restaurant, starting at 6:00 pm, with dinner following at 7:00 pm.

**8. EX-OFFICIO'S REPORT**

Alderman Clement said the Board is still dealing with the Penske Truck Rental and no vote was made. He announced there would be another recycling event this year on March 24.

**9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

Commissioner Truesdell congratulated Commissioner Brown on his recent "cancer free" diagnosis.

**10. ADJOURNMENT**

Commissioner Korte made the motion to adjourn the Planning and Zoning Commission meeting of February 27, 2012, at 7:29 p.m. Motion seconded by Commissioner Fluchel; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

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